

# UNIFIED DEVELOPMENT ORDINANCE FACT SHEET

## R-2 Duplex Residential

This district contains land that has been planned for duplex residential purposes and associated uses. Characterized by moderate density, it may be utilized as a transitional zone.

The following supplemental standards shall apply to this district:

1. Single-family dwellings shall conform to R-1, Single-Family Residential Standards.
2. Where parking is provided in the front yard of a duplex, an eight-foot setback shall be required between the property line and the nearest side of the parking pad. This eight-foot setback area must contain a three-foot screen consisting of a continuous berm, hedge, or wall. In addition, an eight-foot setback shall be required between the dwelling unit and the nearest side of the parking pad.

### **Permitted Uses:**

- Duplex
- Single-family Detached
- Educational Facility, Primary & Secondary
- Parks
- Wireless Telecommunication Facility -Unregulated

### **Permitted with Specific Use Standards:**

- Government Facilities
- Places of Worship
- Sexually Oriented Business
- Utility